



victoria street
Bristol

TO LET

Newly refurbished open plan offices that
takes flexibility to a new level

Location

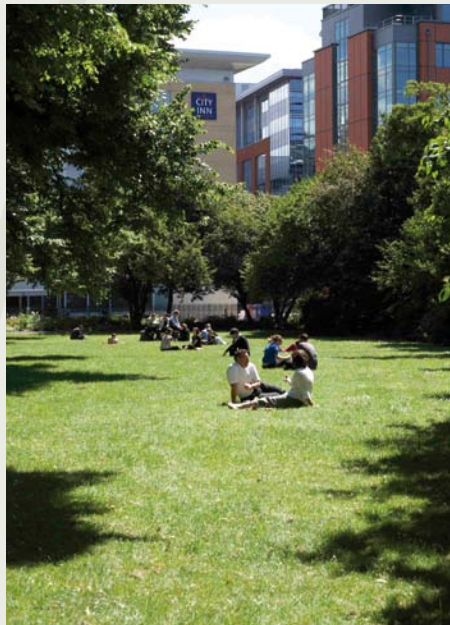
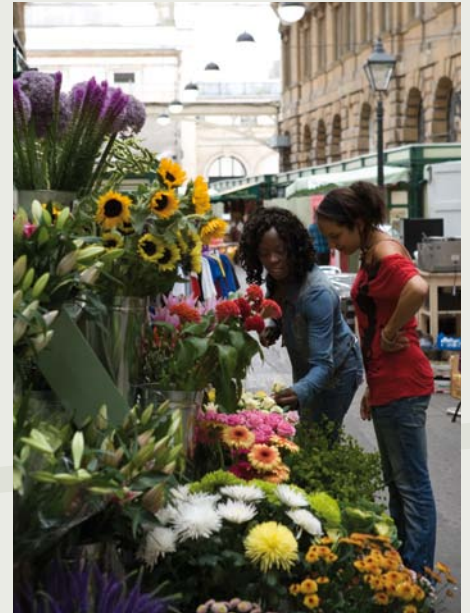
The building occupies a commanding position on Victoria Street close to Bristol Bridge, providing ready access to Temple Meads station and the extensive retail and leisure facilities of Broadmead, The Mall Galleries and Cabot Circus as well as a range of waterfront bars and restaurants.

Description

Constructed over ground and five upper floors, 33 Victoria Street provides high quality refurbished offices from 2,931 sq ft. The accommodation also benefits from secure basement parking.

The accommodation provides:

- Re-modelled reception
- Twin 10 person passenger lifts
- Suspended ceilings with recessed lighting
- Perimeter trunking
- New carpeting
- Comfort cooling (optional)



Parking

26 car parking spaces are provided at basement level.

Rent

On application. All inclusive deals on short term lettings can readily be accommodated.

Terms

The accommodation is available by way of flexible leases for a duration to suit your needs, on a refurbished or non refurbished basis.

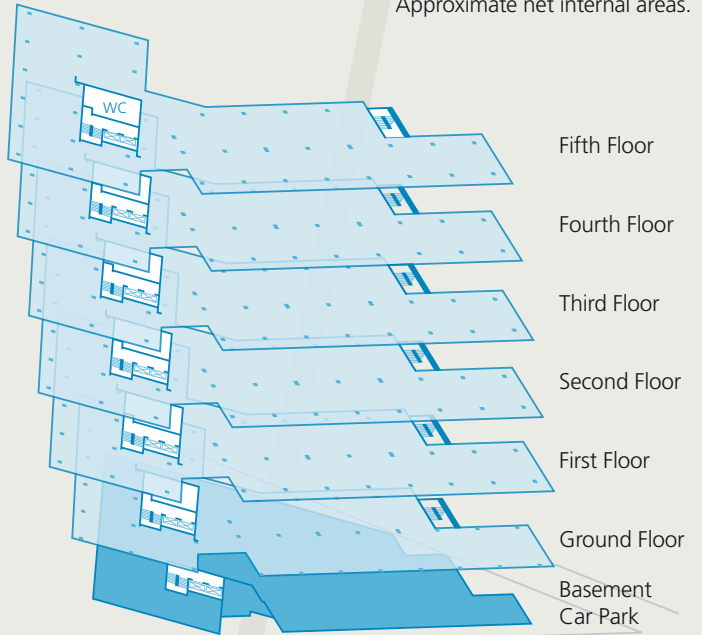
Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Availability

Floor	North Wing	South Wing	Total
	sq ft	sq ft	sq ft
Fifth	5,043	3,238	8,281
Fourth	5,043	3,238	8,281
Third	5,043	3,238	8,281
Second	5,043	3,238	8,281
First	5,043	3,238	8,281
Ground	3,535	2,931	6,466
Total			47,871

Approximate net internal areas.



- 1 Temple Meads Station
- 2 Cabot Circus
- 3 The Mall Galleries
- 4 Castle Park
- 5 M32

- 6 City Inn
- 7 Ramada Plaza
- 8 Novotel
- 9 Queen Square
- 10 City Café

- 11 Dolce Vita
- 12 Spires
- 13 Dynasty
- 14 Ye Shakespeare
- 15 Kings Head

- 16 Daily Bite
- 17 Humble Pie
- 18 Sandwich Box
- 19 Greedy Guts
- 20 Starbucks

- 21 Escape Salon
- 22 Bristol Wine Company
- 23 Northern Rock
- 24 Temple News
- P Parking



